

Winsford – 428/428A High Street, Cheshire CW7 2DS
Freehold Children`s Nursery Investment



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



Winsford – 428/428A High Street, Cheshire CW7 2DS

Freehold Children`s Nursery Investment



Investment Consideration:

- Purchase Price: £250,000
- Gross Initial Yield: 6.00%
- Rental Income: £15,000 p.a.
- VAT is NOT applicable to this property
- Let until 2035 to a professional operator with multiple Day Care locations
- Comprises two-storey children`s nursery with disabled access and rear garden
- Located within short walk from the town centre, which nearby occupiers including Aldi, Dental Practice, Estate Agents, Convenience Store and more.



Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 428/428A (Ground/First Floor)	Ground Floor: 62.80 sq m (676 sq ft) Reception, 2 rooms, kitchen, storage, wc First Floor: 35.10 sq m (378 sq ft)	Littlemissnursery Ltd (with personal guarantee)	10 Years from 17 February 2025	£15,000	Note 1: FRI Note 2: Rent review on 17.02.30 open market upward only Note 3: Tenant option to determine on 17.02.30 with min 6 months notice Note 4: Deposit held of £1,250
			Total	£15,000	

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Property Description:

Comprises semi-detached two-storey building with rear garden, operating as Children`s Nursery and providing the following accommodation and dimensions:

Ground Floor: 62.80 sq m (676 sq ft)

Reception, 2 rooms, kitchen, storage, wc

First Floor: 35.10 sq m (378 sq ft)

3 rooms, wc

Total GIA: 97.90 sq m (1,054 sq ft)



Tenancy:

The entire property is at present let to Littlemissnursery Ltd (with personal guarantee) for a term of 10 Years from 17th February 2025 at a current rent of £15,000 p.a. and the lease contains full repairing and insuring covenants. Rent review on 17.02.30 open market upward only. Tenant option to determine on 17.02.30 with min 6 months notice. Deposit held of £1,250.

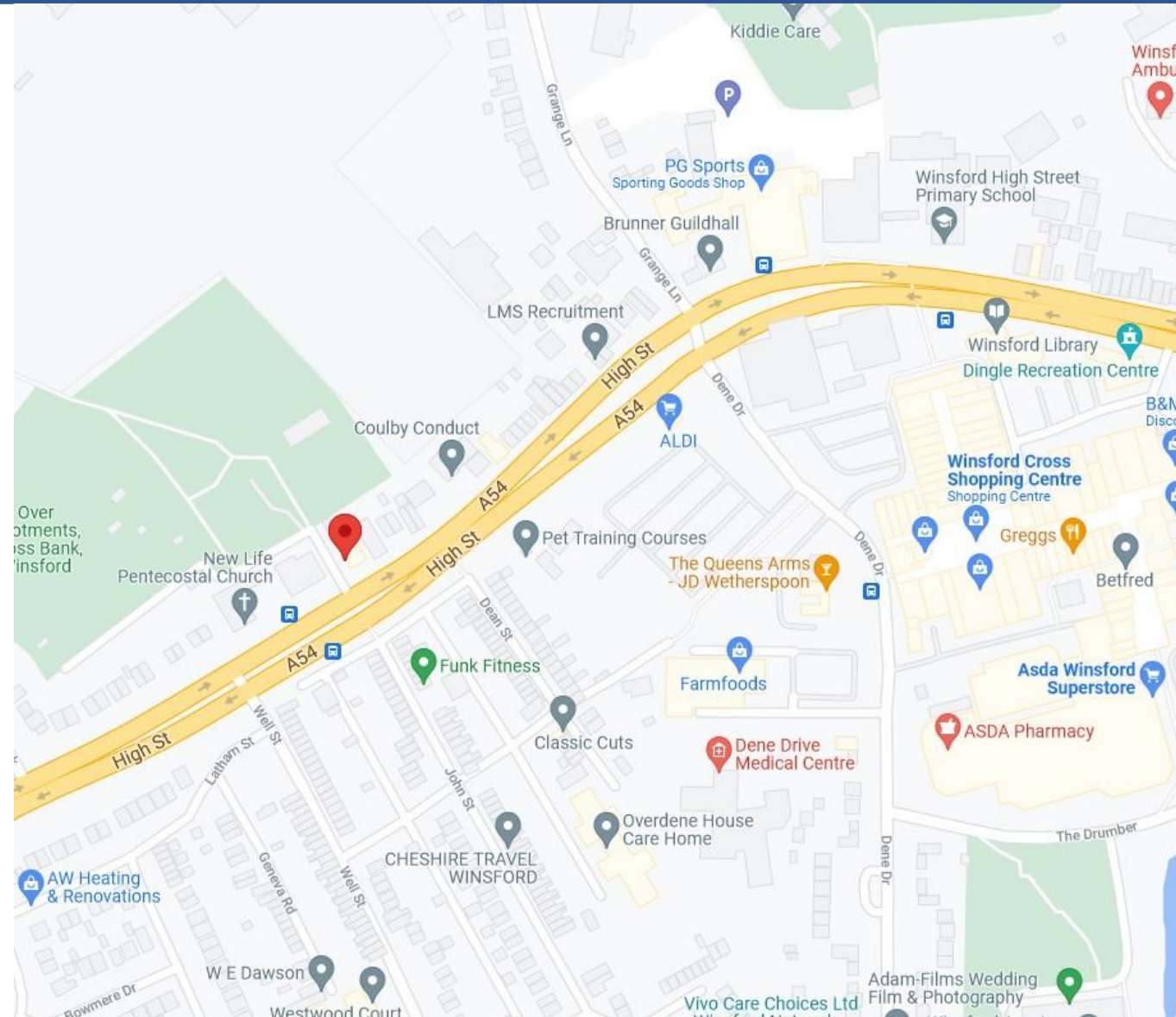
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Location:

Winsford is a town and civil parish within the unitary authority of Cheshire West and Chester and the ceremonial county of Cheshire, England. The M6 motorway at junction 18 at Middlewich is the nearest motorway link, with the A54 connecting the town to it. The nearest airports are Liverpool John Lennon Airport and Manchester Airport. The town has a bus network run by bus company Arriva, with buses to Crewe and Northwich. The property is located within short walk from the town centre, which occupies retailers such as Aldi, Argos, Boots, Farmfoods, Betfred and many more.



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Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



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BLUE ALPINE

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